

20311



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

WILLIAM R. BREWER and PALMA M. BREWER, husband and wife
 convey(s) to BURT W. REDICK and MARILYN K. REDICK, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 2, Block 4, Tract No. 1036, SECOND ADDITION TO VALLEY VIEW, in
 the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12BB TL 2700

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
 SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 79,000.00. *However, the actual con-
 sideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration
 (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

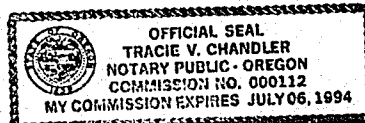
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of September,
 19 90.

William R. Brewer
Palma M. Brewer

STATE OF OREGON, County of Klamath)ss.

September 13, 19 90 William R. BREWER AND
Palma M. BREWER Personally appeared the above named and acknowledged the foregoing
 instrument to be THEIR voluntary act and deed.



Before me:

Tracie V. Chandler
 Notary Public for OREGON
 My Commission Expires: 7-6-94

William R. and Palma M. Brewer
 5824 Independence Ave.
 Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Burt W. and Marilyn K. Redick
 5824 Independence Ave.
 Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal Savings & Loan
 540 Main St.
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
 I certify that the within instrument
 was received for record on the _____ day
 of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ TITLE _____
 Deputy

90 SEP 13 PM 3 40



EXHIBIT "A"

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Tract No. 1036 Second Addition to Valley View, as amended by instrument recorded February 25, 1972 in Book M-72 at Page 2036.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : February 25, 1972
 Book : M-72
 Page : 2038

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 18th day
 of Sept. A.D., 19 90 at 3:40 o'clock PM., and duly recorded in Vol. M90,
 of Deeds on Page 18774.

Evelyn Biehn County Clerk

By Pauline Mulhader

FEE \$33.00